



Cleanup Proposed for 1180-1184 Campbell Avenue San Jose, California

The Department of Toxic Substances Control (DTSC) is working with Santa Clara Development Company (SCDC) to address cleanup of chemicals detected in the soil and groundwater on the property located at 1180, 1182 and 1184 Campbell Avenue (the Site), San Jose, California. See site map on Page 3. The Site is proposed for residential redevelopment.

The Santa Clara Development Company has drafted a proposed cleanup plan, called a Draft Removal Action Workplan (Draft RAW), to treat groundwater contamination at the site and to restrict digging in the area where soil is contaminated. We encourage you to review and comment on the Draft RAW which is available for your review at the information repositories listed on page 4. If you have questions about this site, please contact Ms. Virginia Lasky, DTSC Project Manager, at 510.540.3829 or e-mail vlasky@dtsc.ca.gov.

This Fact Sheet Will Tell You:

- History and background of the site
- Description of the project
- Findings of the investigation
- Proposed cleanup
- Public Comment Period

PUBLIC COMMENT PERIOD

We encourage you to review and comment on the Draft RAW. The Public Comment period is: June 23 through July 23, 2005

The Draft RAW and other related project documents are available at the local information repositories listed on this fact sheet. Please send comments to Virginia Lasky, Project Manager, DTSC, 700 Heinz Avenue, Berkeley, CA 94710. We will consider and respond to all public comments before making a final decision on this site.

A public meeting will be considered if one is requested. Please submit a written request for a public meeting, including the issues to be raised, to the address above by the end of the public comment period.



History and background of the Site:

The Site is an approximately 7.83-acre rectangular-shaped property surrounded by primarily industrial land approximately four and one half miles northwest of downtown San Jose, California. The Site appears to have been agricultural land prior to 1954. Three buildings are located on the Site and were constructed in approximately 1954. The buildings and property have been used for light industrial purposes since that time.

The facility was operated by the Stokely Van Camp Company for the production and storage of frozen food from the mid 1950's through the mid 1980's. In 1982, the Site was purchased by Custom Food Machinery (CFM). CFM's operations involved refurbishing and rebuilding food processing machinery and equipment for resale. The Site was operated by CFM until December 1991.

The Site appears to have been vacant until 1993, when it was leased to the MMAD Partnership. The MMAD Partnership purchased the Site in 1995 and is the current owner. Under the current owner, the Site is used for air freight distribution operations including packaging, crating and warehousing, and vehicle maintenance.

Findings of the investigations:

Investigations and cleanups have been conducted at the site since 1986 due to a release of transformer oil contaminated with polychlorinated biphenyls (PCBs). Soil contaminated with PCBs was removed and additional sampling indicated that there were no PCBs above 1 milligram per kilogram (part per million or ppm) remaining in the top 15 feet of soil at the site. Elevated levels of PCBs do occur at approximately 20 to 22 feet below the ground surface. Additional samples collected in 2005 confirmed that the PCBs remain in a isolated area at a depth of approximately 20 feet.

Additional investigations in December 2003, June 2004, and April 2005 detected several VOCs (volatile organic compounds) and petroleum hydrocarbon-related constituents in soil gas and

groundwater. The primary VOCs of concerns that were detected above the cleanup goals were tetrachloroethylene (PCE), vinyl chloride and 1,2,4-trichlorobenzene (TCB).

Options for cleaning up the Site (Draft RAW):

The primary objective of the Draft RAW is to conduct a remediation action to prevent or reduce potential risks to public health and the environment. A Draft RAW summarizes previous studies, outlines available cleanup activities and proposes removal options. In addition to cleanup methods, a Draft RAW identifies the possible removal alternatives. Removal alternatives are screened and evaluated on the basis of their effectiveness, ability to implement and cost. Cleanup goals are also developed to comply with applicable laws and to be consistent with proposed land use. The options are listed in the Draft RAW, which you can review in the Information Repositories listed on page four

Before DTSC makes a final decision to approve or deny the proposed plan, we will review and consider the comments received during the 30-day public comment period.

Proposed cleanup method:

DTSC is proposing Institutional Controls, Monitoring and Enhanced Biodegradation as the recommended alternative because it is the most protective of human health accelerates the breakdown of VOCs in groundwater, can achieve removal action objectives, and can be readily implemented.

Although exposure to the PCBs at 21 feet deep is unlikely, institutional controls will be imposed. The institutional controls will consist of a deed restriction to prevent disturbance of soil at depths greater than 15 feet below ground surface (bgs) in the future lots where PCBs were detected above 1 part per million.

Enhanced Biodegradation will consist of njection of Hydrogen Release Compound (HRC®)/HRC-Primer. HRC is a proprietary organic substance, a food-grade substance that is manufactured as a

concentrated viscous gel. HRC creates a reducing environment in the groundwater which encourages the naturally occurring microorganisms to break down the VOCs and TCB. Groundwater monitoring will be conducted from six new wells installed after Site grading and utility installation is completed. If groundwater monitoring data indicates VOCs are not completely breaking down, contingency plans will be implemented. The contingency plans include injection of Bio-Dechlor Inoculum (BDI) (or similar product), and/or pumping and the disposal of contaminated groundwater from the affected wells. BDI is a naturally occurring bacterium which degrades in the environment.

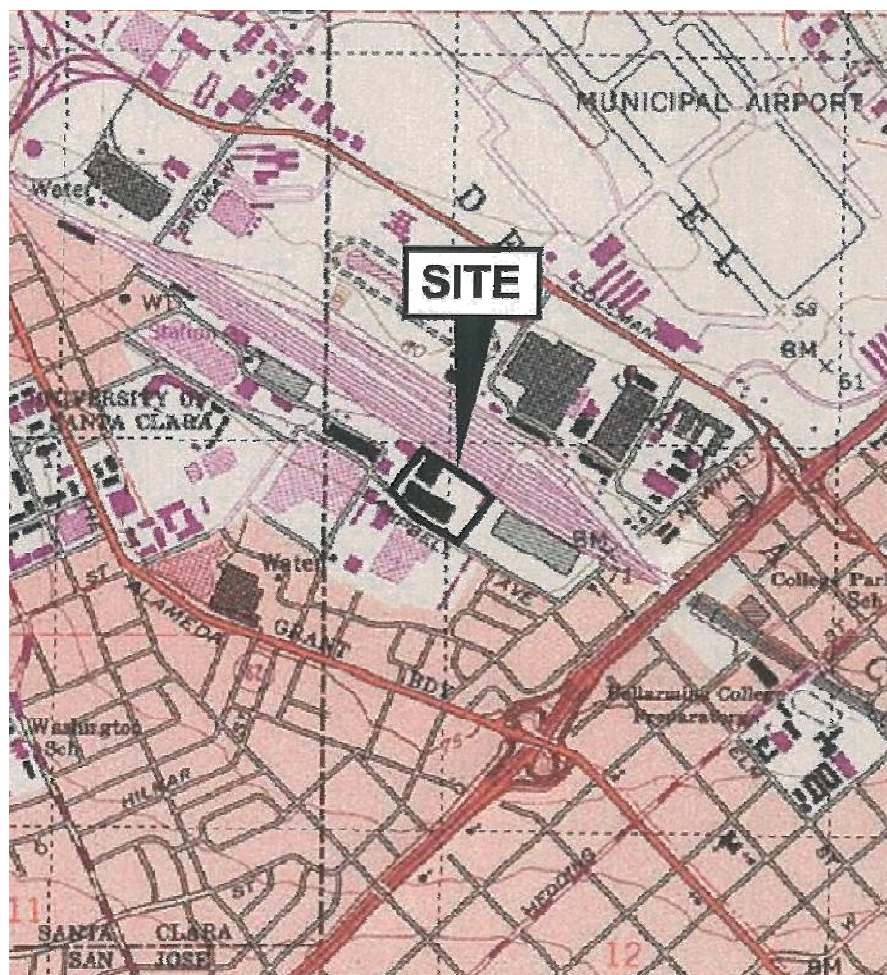
California Environmental Quality Act - Notice of Exemption:

DTSC has prepared a Draft Notice of Exemption (NOE) for this project as required by the California Environmental Quality Act. The Draft NOE states that the project will not have a

potential for significant effects on the environment or human health because of controls in place during the remediation of the groundwater.

Next steps:

- First all of the buildings, asphalt and concrete will be demolished and removed from the site.
- The HRC/HRC Primer will then be injected in the two areas where groundwater cleanup is required.
- The site will then be graded and roads and utilities will be installed.
- Groundwater monitoring wells will then be installed.
- Based on monitoring results a determination will be made whether to implement the contingencies.



Aerial map of
Campbell Avenue
Site

FOR MORE INFORMATION

For Questions Regarding Public Participation

DTSC Public Participation Specialist

Richard Perry, 510.540.3910

E-mail: rperry@dtsc.ca.gov

For Questions Regarding the Cleanup Plan

DTSC Project Manager

Virginia, Lasky, 510.540.3829

E-mail: vlasky@dtsc.ca.gov

For Media Questions

DTSC Public Information Officer

Angela Blanchette, 510.540.3732

E-mail: ablanchette@dtsc.ca.gov

ANUNCIO

Si prefiere hablar con alguien en español acerca de esta información, favor de llamar a Jacinto Soto de el Departamento de Control de Substancias Toxicas. El número de teléfono es (510) 540-3842.

INFORMATION REPOSITORIES

The Draft RAW and other project documents are available for review at :

Dr. Martin Luther King Library

150 E. San Fernando Street

San Jose, CA 95112

DTSC File Room

700 Heinz Avenue

Berkeley, CA 94710

510.540.3800

9:00 AM – 5:00 PM

NOTICE TO HEARING IMPAIRED INDIVIDUALS

TDD users can obtain information about the site by using the California State Relay Service (888) 877-5378 to reach the Public Participation Specialist.

Mailing Coupon for the 1180, 1182 and 1184 Campbell Avenue Site

If you did not receive this fact sheet in the mail and would like to be placed on the mailing list to receive information about this project in the future, please complete this coupon and return it to: Richard A. Perry, Department of Toxic Substances Control, 700 Heinz Avenue, Berkeley, CA 94710

Name_____

Address_____

City_____ State Zip_____

Please note: mailing lists are public information and may be released under the Public Records Act.